RECORDING LEGEND

PLEASE RECORD IN THE
APPROPRIATE REAL ESTATE RECORDS

GRANTOR(s)
James V. Greer and Sharon R. Greer

GRANTEE(s)
Federal National Mortgage Association

This Instrument Prepared By:
WILSON & ASSOCIATES, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
(501) 219-9388

BILL GARRETT, Davidson County
Trans:T20110058835 DEEDTRS
Recvd: 09/22/11 08:28 7 pgs
Fees:37.00 Taxes:0.00
20110922-0073316

TRUSTEE'S DEED

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, by Deed of Trust dated March 12, 2001 and recorded March 19, 2001, as Instrument No. 20010319-0026239 in the Register's Office of Davidson County, Tennessee, Sharon R. Greer and James V. Greer conveyed to John B. Philip, as Trustee for Mortgage Electronic Registration Systems Inc., as nominee for Aegis Mortgage Corporation dba UC Lending and Aegis Mortgage Corporation dba UC Lending's successors and assigns, the hereinafter described property for the purpose of securing the payment of the indebtedness and performance of the obligations therein mentioned and set forth; and

WHEREAS, Nationstar Mortgage LLC has appointed **SHELLIE WALLACE** as Successor Trustee and **ANGELA BOYD** as Co-Trustee by instrument of record recorded on September 12, 2011 as Instrument No. 20110912-0070661 in the Register's Office of Davidson County, Tennessee; and

WHEREAS, default has been made in the payment of said indebtedness and the performance of said obligations thereby secured to be paid and performed, and Nationstar Mortgage LLC has requested said Successor Trustee to, upon proper advertisement and notice, sell said property under the terms and provisions of said Deed of Trust; and

WHEREAS, in pursuance of said request by said beneficiary, advertisement and notice of the sale identifying all interested parties of said property was made and given conformity with the terms and provisions of said Deed of Trust, and Tenn. Code Ann. Sec. 35-5-104; said advertisement began on August 19, 2011 and was advertised a total of three times, prior to actual sale date. The HB 3588 letter was mailed to the borrower(s) on October 14, 2010 pursuant to Tennessee Code Annotated 35-5-117; and

WHEREAS, pursuant to said advertisement and notice, on September 14, 2011 at the Bridgestone Arena in Nashville, Tennessee, the undersigned offered said property for sale at public outcry to the highest and best bidder for cash, at which time the said property was struck off and sold to Nationstar Mortgage LLC, at and for the sum of $114,702.54, that being the highest and best bid offered; and

WHEREAS, the said Nationstar Mortgage LLC has assigned its interest in said property to the Federal National Mortgage Association, its successors and assigns; and

WHEREAS, the purchaser has complied with the terms of the sale by paying into the hands of the undersigned Co-Trustee the expenses of the sale with the balance being applied upon said indebtedness for which said property was sold.

NOW, THEREFORE, in consideration of the premises and the payment by Nationstar Mortgage LLC of the sum of money so paid, receipt of which is hereby acknowledged, the undersigned Co-Trustee does hereby grant, bargain, sell, and convey to the Federal National Mortgage Association, its successors and assigns, the property above mentioned and now further described as being in Davidson County, Tennessee, to wit:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit: Land in the 8th formerly 12th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the subdivision of the lands of William Gower, deceased, of record in Minute Book H Page 487, Office of the County Court Clerk for said County, described according to a copy of a survey thereof made by H.B. Fowkles, Surveyor in August 1944. Commencing at a point on the South boundary of Old Charlotte Pike, at the Northeast Corner of Map 114, Parcel 38 and being the Northwest corner of the Tract herein described, South 18 degrees-00 minutes 00 seconds East 500.00 feet to an iron pin thence South 72 degrees 08 minutes 40 seconds West 446.78 feet to an iron pin thence North 18 degrees 00 minutes 00 seconds West 500 feet to a point in the Southerly boundary of Old Charlotte Pike thence North 72 degrees 08 minutes 40 seconds East 446.78 feet to a point of beginning, all in accordance with a survey dated January 5, 1998 by Volunteer Surveying, 3429 Township Road, Antioch, Tennessee, 37013.

Being the same property conveyed to James V. Greer and Sharon R. Greer by Quitclaim deed recorded February 18, 1998 , at Book 10797, Page 320, Register's Office for Davidson County, Tennessee.

Commonly known as: 7575 Old Charlotte Pike, Nashville, Tennessee 37209.

Tax Parcel No.: 114 000 322.00

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto the Federal National Mortgage Association, its successors and assigns.

IN WITNESS WHEREOF, the said Co-Trustee has hereunto set his or her hand and seal this 15th day of Sept, 2011.

Angela Boyd
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Angela Boyd, as Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 15 day of Sept, 2011.

Notary Public

My Commission Expires: MATTHEW D. MARTIN Notary Public-Arkansas Pulaski County My Commission Expires 06-15-2019 Commission # 12371725

FORM FOR OATH

I hereby swear and affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $114,702.54, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. However, the grantee(s) are exempt from any and all transfer taxes pursuant to TCA. § 13-23-127.

Angela Boyd
Co-Trustee

ACKNOWLEDGMENT

STATE OF ARKANSAS
COUNTY OF PULASKI

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Angela Boyd, as Co-Trustee, with who I am personally acquainted, and whom acknowledged that such person executed the foregoing Form for Oath for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas, this 15 day of Sept, 2011.

Notary Public

My Commission Expires: MATTHEW D. MARTIN Notary Public-Arkansas Pulaski County My Commission Expires 06-15-2019 Commission # 12371725

PROPERTY OWNER OR AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Fannie Mae
P.O. Box 650043
Dallas, TX 75265-0043

EXHIBIT "A"

SERVICEMEMBERS CIVIL RELIEF ACT AFFIDAVIT

STATE OF Arkansas

COUNTY OF Pulaski

BEFORE ME, the undersigned authority, on this day personally appeared the undersigned, who after being duly sworn, deposed and stated:

1. I am the Co-Trustee with a certain deed of trust, dated March 12, 2001, recorded March 19, 2001, as Instrument No. 20010319-0026239 in the Register's Office of Davidson County, Tennessee, executed by Sharon R. Greer and James V. Greer in favor of Mortgage Electronic Registration Systems Inc., as nominee for Aegis Mortgage Corporation dba UC Lending and Aegis Mortgage Corporation dba UC Lending's successors and assigns to secure the payment of a deed of trust note to Mortgage Electronic Registration Systems Inc., as nominee for Aegis Mortgage Corporation dba UC Lending and Aegis Mortgage Corporation dba UC Lending's successors and assigns.

2. Nationstar Mortgage LLC is the holder of or agent for the holder of the indebtedness secured by said deed of trust.

3. To the best of my knowledge and belief, the mortgagors holding an interest in the above-described property were (1) not members of the Armed Forces of the United States of America and had not been members of any such entities for at least three (3) months prior to the date of the foreclosure sale the subject hereof or (2) were members Armed Forces of the United States of America at the time the security instrument was executed.

4. As such, foreclosure of this property will not be subject to the provisions of 50 U.S.C.S. §501, *et seq.* (the Servicemembers Civil Relief Act).

FURTHER AFFIANT SAYETH NOT.

DATED this 15th day of Sept, 2011.

Angela Boyd
Affiant

ACKNOWLEDGMENT

STATE OF Arkansas

COUNTY OF Pulaski

Personally appeared before me, a Notary Public of the state and county aforesaid, duly commissioned and qualified, Angela Boyd, Co-Trustee, with whom I am personally acquainted, and who acknowledged that he or she executed the within instrument as Co-Trustee for the purposes therein contained.

Witness my hand and seal at office in Little Rock, Arkansas this 15 day of Sept, 11.

Notary Public

My Commission Expires: _____

MATTHEW D. MARTIN
Notary Public-Arkansas
Pulaski County
My Commission Expires 06-15-2019
Commission # 12371725

DServiceMembersAffidavitTN_bboone_110914_1505

Department of Defense Manpower Data Center Jul-22-2011 12:41:03

Military Status Report
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
GREER	JAMES	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

The DoD strongly supports the enforcement of the Service Members Civil Relief Act (50 USC App. §§ 501 et seq, as amended) (SCRA) (formerly known as the Soldiers' and Sailors' Civil Relief Act of 1940). DMDC has issued hundreds of thousands of "does not possess any information indicating that the individual is currently on active duty" responses, and has experienced a small error rate. In the event the individual referenced above, or any family member, friend, or representative asserts in any manner that the individual is on active duty, or is otherwise entitled to the protections of the SCRA, you are strongly encouraged to obtain further verification of the person's status by contacting that person's Service via the "defenselink.mil" URL http://www.defenselink.mil/faq/pis/PC09SLDR.html. If you have evidence the person is on active duty and you fail to obtain this additional Service verification, punitive provisions of the SCRA may be invoked against you. See 50 USC App. §521(c).

If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

Department of Defense Manpower Data Center Jul-22-2011 12:40:09

Military Status Report
Pursuant to the Service Members Civil Relief Act

Last Name	First/Middle	Begin Date	Active Duty Status	Active Duty End Date	Service Agency
GREER	SHARON	Based on the information you have furnished, the DMDC does not possess any information indicating the individual status.			

Upon searching the information data banks of the Department of Defense Manpower Data Center, based on the information that you provided, the above is the current status of the individual as to all branches of the Uniformed Services (Army, Navy, Marine Corps, Air Force, NOAA, Public Health, and Coast Guard).

Mary M. Snavely-Dixon

Mary M. Snavely-Dixon, Director
Department of Defense - Manpower Data Center
1600 Wilson Blvd., Suite 400
Arlington, VA 22209-2593

The Defense Manpower Data Center (DMDC) is an organization of the Department of Defense that maintains the Defense Enrollment and Eligibility Reporting System (DEERS) database which is the official source of data on eligibility for military medical care and other eligibility systems.

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If you obtain additional information about the person (e.g., an SSN, improved accuracy of DOB, a middle name), you can submit your request again at this Web site and we will provide a new certificate for that query.

This response reflects **active duty status** including date the individual was last on active duty, if it was within the preceding 367 days. For historical information, please contact the Service SCRA points-of-contact.

COST OF PUBLICATION

First Insertion	**$210.00**
Second Insertion	**210.00**
Third Insertion	**210.00**
Total	**$630.00**

NOTICE OF TRUSTEE'S SALE

WHEREAS, default has occurred in the performance of the covenants, terms, and conditions of a Deed of Trust Note dated March 12, 2001, and the Deed of Trust of even date securing the same, recorded March 19, 2001, as Instrument No. 20010319-0026230 in Office of the Register of Deeds for Davidson County, Tennessee, executed by Sharon R. Greer and James V. Greer, conveying certain property therein described to John L. Phillip as Trustee for Mortgage Electronic Registration Systems Inc., as nominee for Aegis Mortgage Corporation dba UC Lending and Aegis Mortgage Corporation dba UC Lending's successors and assigns; and the undersigned, Shellie Wallace of Wilson & Associates, P.L.L.C., having been appointed Successor Trustee.

NOW, THEREFORE, notice is hereby given that the entire indebtedness has been declared due and payable; and that an agent of Shellie Wallace of Wilson & Associates, P.L.L.C., as Successor Trustee, by virtue of the power, duty, and authority vested in and imposed upon said Successor Trustee will, on **September 14, 2011** on or about **10:00 A.M.**, at the **Bridgestone Arena, Nashville, Tennessee**, offer for sale certain property hereinafter described to the highest bidder **FOR CASH**, free from the statutory right of redemption, homestead, dower, and all other exemptions which are expressly waived in the Deed of Trust, said property being real estate situated in Davidson County, Tennessee, and being more particularly described as follows:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit: Land in the 8th formerly 12th Civil District of Davidson County, Tennessee, being part of Lot No. 1 on the plan of the subdivision of the lands of William Gower, deceased, of record in Minute Book K, Page 497, Office of the County Court Clerk for said County, described according to a copy of a survey thereof made by W. B. Fielder, Surveyor in August 1944. Commencing at a point on the South boundary of Old Charlotte Pike, at the Northeast Corner of Map 114, Parcel 28 and being the Northwest corner of the Tract herein described, South 15 degrees 00 minutes 00 seconds East 900.00 feet to an iron pin thence South 72 degrees 08 minutes 40 seconds West 448.78 feet to an iron pin thence North 18 degrees 00 minutes 00 seconds West 500 feet to a point in the Southerly boundary of Old Charlotte Pike thence North 72 degrees 08 minutes 40 seconds East 446.78 feet to a point of beginning, all in accordance with a survey dated January 5, 1998 by Volunteer Surveying, 3429 Township Road, Antioch, Tennessee, 37013.

ALSO KNOWN AS: 7875 Old Charlotte Pike, Nashville, Tennessee 37209

The HB 3588 letter was mailed to the borrower(s) pursuant to Tennessee Code Annotated 35-5-117. This sale is subject to all matters shown on any applicable recorded plat; any unpaid taxes; any restrictive covenants, easements, or setback lines that may be applicable; any statutory rights of redemption of any governmental agency, state or federal; any prior liens or encumbrances as well as any priority created by a fixture filing; and to any matter that an accurate survey of the premises might disclose. In addition, the following parties may claim an interest in the above referenced property: **Estate of James V. Greer; Unknown Heirs of James V. Greer; Sharon R. Greer; James V. Greer**

The sale held pursuant to this Notice may be rescinded at the Successor Trustee's option at any time. The right is reserved to adjourn the day of the sale to another day, time, and place certain without further publication, upon announcement at the time and place for the sale set forth above. **WBA No. 031 127477**

DATED August 9, 2011

WILSON & ASSOCIATES, P.L.L.C.,
Successor Trustee
By: Shellie Wallace

FOR MORE INFORMATION, VISIT WWW.
[illegible] and WWW.REALTYTRAC.

Aug 19 26 Sept. 2, 2011 Fg13075

PROOF OF PUBLICATION

THE WESTVIEW NEWSPAPER, LLC dba/ NASHVILLE LEDGER, the Publisher of Westview, a weekly newspaper of general circulation, printed in the State of Tennessee and distributed throughout Davidson and Williamson County in Tennessee, states that the hereto attached publication appeared in The Westview on the following dates:

August 19, 2011
August 26, 2011
September 2, 2011

THE WESTVIEW NEWSPAPER, LLC

By: _____
Catron J. Kerr, Administrative Assistant

STATE OF TENNESSEE

On this 2nd day of **September 2011**, this instrument was signed and sealed in behalf of the corporation (or association), by authority of its Board of Directors and **Catron J. Kerr** acknowledged the instrument to be the free act and deed of the corporation (or association) and that the corporation has no corporate seal.

FIT/FPS

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